

**TRINIDAD CITY HALL**

P.O. Box 390  
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(707) 677-0223

**Julie Fulkerson, Mayor**  
**Gabriel Adams, City Clerk**



**ORDINANCE NO. 2015-02**

**INTERIM URGENCY ORDINANCE OF THE CITY OF TRINIDAD MAKING FINDINGS AND  
ESTABLISHING A TEMPORARY MORATORIUM ON ACCEPTANCE OF NEW LICENSE  
APPLICATIONS FOR OPERATING A VACATION DWELLING UNIT**

The City Council of the City of Trinidad does ordain as follows:

**SECTION 1. Interim Urgency Ordinance**

This is an Interim Urgency Ordinance necessary for the immediate preservation of the public peace, health, and safety. The City Council finds that there is a current and immediate threat to the public health, safety, or welfare, and that the approval of use permits or any other applicable entitlement for use which is required in order to comply with a zoning ordinance would result in that threat to public health, safety, or welfare. This Interim Urgency Ordinance shall go into effect immediately.

**SECTION 2. Findings and Declarations**

The City Council finds and declares the following facts constituting this necessity are as follows:

- a. There has been a steady increase in the number of short-term vacation rentals in the City of Trinidad over the past 15 years;
- b. The proportion of homes in the City being used primarily as vacation rentals has gone from about 5% of the total dwelling units in the City in 2000 to approximately 18% in 2014.
- c. A City Ordinance regulating some aspects of vacation rentals went into effect in 2015, but this Ordinance does nothing to limit the overall number of vacation rentals in Trinidad;
- d. Vacation rentals have the potential to alter the residential character of neighborhoods with impacts related to traffic, parking, noise, occupancy, septic system capacity, housing availability, real estate prices, neighborhood character, city population, the availability of citizens to participate in the community; and the quality of life in the City of Trinidad;
- e. Residents have indicated growing concern over the impacts and number of short-term vacation rentals and the increased number of homes becoming vacation rentals; and have called on the City to find a balance between residential and vacation rental uses;
- f. In the absence of an urgency moratorium, any effort by the City to develop new limitations on Vacation Dwelling Units will not take effect for over a year due to the timeline for Coastal Commission review of City Land Use changes, during which time the City will have no ability to prevent further conversion of residences to vacation rentals; and
- g. A moratorium is necessary to allow the City time to study the matter further and develop options to limit the number of VDU permits issued each year.

**SECTION 3. Definition of Short-Term Vacation Rentals**

The term "short-term vacation rental" means and applies to every person carrying on the business of renting residences or apartments for a period of less than 30 days. The term does not apply to hotels, motels, campgrounds, bed and breakfasts with an onsite host, or other such commercial establishments.

**SECTION 4. Moratorium on the Acceptance of New VDU Business License Applications for the Purpose of Short-Term Vacation Rentals**

A moratorium on the acceptance and processing of VDU business licenses for the purpose of short-term vacation rentals is hereby in effect for forty five (45) days from the effective date of this Ordinance. The City shall accept no VDU business license applications during this period.

**SECTION 5. No Effect on Current VDU Business Licenses or VDU Business Licenses Applications Received Prior to this Ordinance Taking Effect**

This Interim Urgency Ordinance in no way affects any current valid VDU License, or any VDU license application received by the City as of the effective date of this Ordinance. The City will process and issue VDU Licenses based on complete applications received prior to the effective date of this Ordinance.

**SECTION 6. Property Transfers and Existing VDU Business Licenses.**

If a property with a valid VDU license goes through a change in ownership during this moratorium, the new owner may amend the existing VDU license to reflect the change in ownership and continue operation assuming all conditions and requirements of said license are fulfilled.

Passed, approved, and adopted at a special meeting of the City Council of the City of Trinidad, on the 30th day of June 2015, by the following roll call vote:

AYES:	West, Fulkerson, Baker, Winnett, Miller
NAYS:	None
ABSTAIN:	None
ABSENT:	None

Attest:

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**Gabriel Adams**  
Trinidad City Clerk

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**Julie Fulkerson**  
Mayor